



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: March 16, 2005

PUBLIC NOTICE OF A
DRAFT MITIGATED NEGATIVE DECLARATION
JO: 42-1248

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by April 4, 2005 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Anne Jarque, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to DSDEAS@sandiego.gov with the Project Number in the subject line.

General Project Information:

- Project No. 17749, SCH No. N/A
- Community Plan Area: **Sabre Springs**
- Council District: **5**

Subject: **SABRE SPRINGS COMMUNITY PLAN AMENDMENT AND REZONE.** COMMUNITY PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT PERMIT/MAP WAIVER to waive the requirements for a Tentative Map. The proposed Community Plan Amendment and Rezone would include rezoning Parcel 16 located at the northwest corner of Poway Road and Creekview Drive from CC-1-3 (Commercial) to RM-2-5 (Residential) and Parcel 31 located at the southeast corner of Poway Road and Springhurst Drive from RM-1-1 (Residential) to CC-1-2 (Commercial). The proposed Planned Development Permit would include the construction of seven six-unit condominium buildings on Parcel 16 and for the future commercial development of Parcel 31. The Map Waiver would apply to the development of Parcel 16 only. The project sites are within the Sabre Springs Community Plan. The sites are not included on any Government Code Listing of hazardous waste sites.

Applicant: Pardee Homes

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **noise, biological resources, and biological resources/land use adjacency.**

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Anne Jarque at (619) 446-5385. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Robert Tucker at (619) 557-7919. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on March 16, 2005.

Chris Zirkle, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 17749
SCH No. N/A

SUBJECT: **SABRE SPRINGS COMMUNITY PLAN AMENDMENT AND REZONE.**
COMMUNITY PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT
PERMIT/MAP WAIVER to waive the requirements for a Tentative Map. The
proposed Community Plan Amendment and Rezone would include rezoning
Parcel 16 located at the northwest corner of Poway Road and Creekview Drive
from CC-1-3 (Commercial) to RM-2-5 (Residential) and Parcel 31 located at the
southeast corner of Poway Road and Springhurst Drive from RM-1-1
(Residential) to CC-1-2 (Commercial). The proposed Planned Development
Permit would include the construction of seven six-unit condominium buildings
on Parcel 16 and for the future commercial development of Parcel 31. The Map
Waiver would apply to the development of Parcel 16 only. The project sites are
within the Sabre Springs Community Plan. Applicant: Pardee Homes.

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): **noise, biological resources, and biological resources/land use adjacency**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

General

1. Prior to issuance of any construction permits, the owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, the monitoring biologist, and staff from the City's Mitigation Monitoring Coordination (MMC) Section.
2. Prior to the issuance of any construction/grading permits, the City Manager shall verify the appropriate mitigation requirements and notes (i.e. preconstruction meeting, biological monitor, sound attenuation measures, avian breeding seasons, etc.) are listed on the construction/grading plans and the appropriate construction sheets referenced. These notes shall be included in the specifications under the heading **ENVIRONMENTAL / DEVELOPMENT REQUIREMENTS.**

The following NOISE mitigation requirements shall be implemented and noted on the construction plans for the development of Sabre Springs PARCEL 16:

NOISE

1. Prior to the issuance of the first building permit, the applicant shall incorporate sound attenuation measures as described in the acoustical report (*Noise Technical Report for Savannah Terrace, Sabre Springs Area 16, Lot 3*, dated April 21, 2004, prepared by RECON, to the satisfaction of the City Manager. Specifically, the Assistant Deputy Director (ADD) of Land Development Review Division (LDR) shall verify that the following standard requirements shall be noted on the construction plans and specifications as shown on the approved Exhibit A:
 - A. A four-foot high noise barrier shall be constructed around the ground floor patio areas on Pad 5.
 - B. A five-foot high noise barrier shall be constructed around the ground floor patio areas on Pad 4.
 - C. A six-foot high noise barrier shall be constructed around the ground floor patio areas on Pad 2 and 6.
 - D. The barriers shall be constructed relative to the final patio elevations along Poway Road. The noise barrier shall be solid and continuous with no openings, gaps, and free of cracks and/or holes within their entirety. Example of sample noise barrier material/construction can include, but is not limited to: masonry block, wood frame with stucco, 0.5-inch-thick Plexiglas, or 0.25-inch-thick plate glass. If transparent barrier materials are used, no gaps should occur between the panels.

The following BIOLOGICAL RESOURCES and BIOLOGICAL RESOURCES/LAND USE ADJACENCY mitigation requirements shall be implemented and noted on the construction plans for the development of Sabre Springs PARCEL 31:

BIOLOGICAL RESOURCES

Raptors

1. No mature trees shall be removed during the breeding season for raptor species. If removal of any mature trees is proposed during the breeding season, the following measures shall ensure that construction related impacts to raptor species are avoided:
 - A. **Prior to the Issuance of Grading Permits**
Prior to issuance of grading permits a qualified biologist shall determine the presence or absence of occupied raptor nests within the project site, with written results submitted to the Assistant Deputy Director (ADD) of Land Development Review Division (LDR).
 - B. **Prior to Start of Construction**
If active raptor nests are identified during the pre-grading survey and the project is within or adjacent to the MHPA, an appropriate avoidance area must be identified and flagged on the ground for the following species:

**300 feet from any Cooper's hawk (*Accipiter cooperii*) nesting site;
900 feet from any Northern harrier (*Circus cyaneus*) nesting site; and,
4,000 feet from any Golden Eagle nesting site**

This restriction shall be noted on all grading and construction plans. If raptor nests are located within the distances listed above, weekly biological monitoring of these nests shall be conducted by the project biologist during the breeding season (**February 1 through August 31**) with written results submitted to the ERM of LDR. If no raptor nests are discovered in the trees to be removed, no further mitigation is required.
 - C. **During Construction**
 - a. If raptor nests are discovered during construction activities, the biologist shall notify the Resident Engineer (RE).
 - b. The RE shall stop work in the vicinity of the nests. The qualified biologist shall mark all pertinent trees and delineate the appropriate "no construction" buffer area (approximately 300 feet) or as noted in Biological Resources - Raptors measure *I.B.* (above), around any nest sites, satisfactory to the ADD of LDR. The buffer shall be maintained until the qualified biologist determines, and demonstrates in a survey report satisfactory to the ADD of LDR.

- D. Post Construction
- a. The biologist shall be responsible for ensuring that all field notes and reports have been completed, all outstanding items of concern have been resolved or noted for follow up, and that focused surveys are completed, as appropriate.
 - b. Within three months following the completion of monitoring, two copies of the Final Biological Monitoring Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Biological Monitoring Program (with appropriate graphics) shall be submitted to Mitigation Monitoring Coordination (MMC) for approval by the ADD of LDR.
 - c. For any unforeseen additional biological resources impacted during monitoring, the rehabilitation, revegetation, or other such follow up action plan(s) shall be included as part of the Final Biological Monitoring Report in accordance with the City of San Diego's Land Development Code, Biological Resources Guidelines (July 2002). Additional mitigation measures may also be required.
 - d. This report shall address findings of active/inactive nests and any recommendations for retention of active nest, removal of inactive nests and mitigation for offsetting loss of breeding habitat.
 - e. MMC shall notify the RE of receipt of the Final Biological Monitoring Report.

LEAST BELL'S VIREO (State Endangered/Federally Endangered)

2. Prior to the issuance of any grading permit the City Manager (or appointed designee) shall verify that the following project requirements regarding the least bell's vireo are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 15 AND SEPTEMBER 15, THE BREEDING SEASON OF THE LEAST BELL'S VIREO, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A qualified biologist (possessing a valid Endangered Species Act section 10(a)(1)(A) recovery permit) shall survey those wetland areas that would be subject to construction noise levels exceeding 60 decibels [dB(A)] hourly average for the presence of the least bell's vireo. Surveys for this species shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish

and Wildlife Service within the breeding season prior to the commencement of construction. If the least bell's vireo is present, then the following conditions must be met:

- a. Between March 15 and September 15, no clearing, grubbing, or grading of occupied least bell's vireo habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
- b. Between March 15 and September 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied least bell's vireo or habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the city manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of any of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or
- c. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the least bell's vireo. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (September 16).

** Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to,*

limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. If least bell's vireo are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the City Manager and applicable Resource Agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 15 and September 15 as follows:
 - a. If this evidence indicates the potential is high for least bell's vireo to be present based on historical records or site conditions, then Biological Resources – Least Bell's Vireo condition 2.4.c. shall be adhered to as specified above.
 - b. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

BIOLOGICAL RESOURCES / LAND USE ADJACENCY

Multiple Species Conservation Program (MSCP) Land Use Adjacency Guidelines

- 1. Prior to the issuance of any grading permit, the Assistant Deputy Director (ADD) of Land Development Review Division (LDR), in coordination with the project biologist, shall verify that construction taking place adjacent to the Multi-Habitat Planning Area (MHPA) is consistent with the Multiple Species Conservation Program (MSCP) Land Use Adjacency Guidelines including:
 - A. All required lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from the MHPA using appropriate placement and shields. Bollard lighting or other lighting alternatives shall be used in place of City pole lights to the satisfaction of the ADD of LDR and/or City Engineer.
 - B. No new, exotic, invasive plant species shall be utilized in, or adjacent to the MHPA. All non-irrigated hydroseeded revegetation areas and areas adjacent to the MHPA shall consist of native or non-invasive species to the satisfaction of the ADD of LDR.
 - C. Runoff must be directed away from the MHPA. No direct drainage into the MHPA shall occur during and after construction. The biologist shall ensure that filtration devices, swales or detention basins are used as needed during construction. All storm drains draining into the MHPA shall employ dissipation and filtering devices. Compliance with City Engineering Drainage Standards shall be ensured to the satisfaction of the ADD of LDR and City Engineer.
 - D. No trash, oil, parking, or other construction-related activities shall be allowed outside the established limits of disturbance. Toxic material must not be allowed

to drain into the MHPA.

- E. All construction activities (including staging areas) shall be restricted to the development area as shown on the approved *Exhibit A*. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas (impacting MHPA and/or covered sensitive species) beyond the limits of disturbance as shown on the approved *Exhibit A*.
- F. No direct access shall be provided on the property into the MHPA. Barriers or signs restricting encroachment must be installed to prevent public access into the MHPA.
- G. The proposed project must be designed to minimize noise impact. The applicant must comply with appropriate noise mitigation requirements for MSCP covered avian bird species and raptor nesting breeding seasons. (*Refer to Biological Mitigation Requirements for Raptors and Least Bell's Vireo above.*)

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego

Council Member Maienschein, District 5
Development Services Department (78, 78A)
Planning Department, MSCP
Library (81)

Other Entities/Organizations

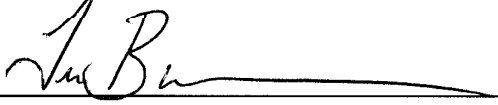
U.S. Fish & Wildlife Service (23)
California Department of Fish & Game (32)
Sierra Club (165)
Audubon Society (167)
California Native Plant Society (170)
Center for Biological Diversity (176)
Endangered Habitats League (182)
Sabre Springs Planning Group (406B)
Pardee Construction Company (407)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration

and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.



Terri Bumgardner, Senior Planner
Development Services Department

March 14, 2005

Date of Draft Report

Date of Final

Analyst: JARQUE/CLARK

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
Project No. 17749

SUBJECT: **SABRE SPRINGS COMMUNITY PLAN AMENDMENT AND REZONE.**
COMMUNITY PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT
PERMIT/MAP WAIVER to waive the requirements for a Tentative Map. The proposed Community Plan Amendment and Rezone would include rezoning Parcel 16 located at the northwest corner of Poway Road and Creekview Drive from CC-1-3 (Commercial) to RM-2-5 (Residential) and Parcel 31 located at the southeast corner of Poway Road and Springhurst Drive from RM-1-1 (Residential) to CC-1-2 (Commercial). The proposed Planned Development Permit would include the construction of seven six-unit condominium buildings on Parcel 16 and for the future commercial development of Parcel 31. The Map Waiver would apply to the development of Parcel 16 only. The project sites are within the Sabre Springs Community Plan. Applicant: Pardee Homes.

I. PURPOSE AND MAIN FEATURES:

The proposal is a Community Plan Amendment/Rezone/Planned Development Permit/Map Waiver to waive the requirements for a Tentative Map, Process 5, City Council decision. The proposed Community Plan Amendment and Rezone would include rezoning Parcel 16 from CC-1-3 (Commercial) to RM-2-5 (Residential) and Parcel 31 from RM-1-1 (Residential) to CC-1-2 (Commercial). Parcel 16 would be developed with seven six-unit condominium buildings. Each two-story building would consist of four two-bedroom condos and two three-bedroom condos, along with four two-car garages and two one-car garages on the first floor. Ten surface parking spaces would be provided adjacent to the buildings and 19 parking spaces would be provided along Catarina Lane, a private street. Proposed grading would consist of 15,500 cubic yards of fill for a maximum fill depth of 10 feet.

Parcel 31 would not be developed at this time. However, design guidelines that include the basic development footprint, design/architecture, and allowed uses have been made a part of the project. When in the future, development is proposed, the applicant will submit the proposed project for a substantial conformance review to assure that the development complies with the objectives, standards, and guidelines of the Sabre Springs Community Plan and the this Planned Development Permit.

II. ENVIRONMENTAL SETTING:

Parcel 16 is located at the northwest corner of Poway Road and Creekview Drive within the Sabre Springs community planning area (Figure 1). The project site is currently zoned

CC-1-3 and designated for Community Commercial land uses, as identified in the Sabre Springs Community Plan. The proposed community plan amendment and rezone would zone Parcel 16 as RM-2-5 and designate it for residential (multi-family) use. Surrounding uses are also residential and are zoned RM-1-1 to the south and RM-2-5 to the north. The rectangular shaped 2.3 acres site has been previously graded, generally flat, and is currently undeveloped. The project site is not located within and/or adjacent to the City's Multi-Habitat Planning Area (MHPA).

Parcel 31 is located at the southeast corner of Poway Road and Springhurst Drive, also within the Sabre Springs community planning area. (Figure 1) The site is currently designated for Institutional uses, as identified in the Sabre Springs Community Plan. The proposed community plan amendment and rezone would zone Parcel 31 to CC-1-2 (Commercial) for commercial uses. Surrounding uses to the north and west is designated Low Residential (5-10 du/acre) and zoned RS-1-7 (Residential). The parcel directly east of Parcel 31 is designated for Institutional/Utilities uses and zoned AR-1-1 (Agriculture-Residential). The triangular-shaped 2.5 acres site has been previously graded is currently undeveloped. Peñasquitos Creek is located south/southeast of the parcel. The Multiple Habitat Planning Area (MHPA) of the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan is located adjacent to the southern corner of the parcel boundary.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental issues were considered during review and determined to be significant.

Biological Resources/Land Use Adjacency

A biological report was prepared for Parcel 16 titled *Savannah Terraces Parcel 16 – Biological Report and Impact Analysis (RECON Number 3520B)*, dated September 3, 2004, prepared by RECON. The report is available for review in the offices of Land Development Review. The project site was surveyed on July 30, 2004, to determine the general condition of the biological resources on-site and to assess whether the resources occurring or potentially occurring on-site would impose biological constraints to the development of the parcel. The site is not within nor adjacent to the Multiple Habitat Planning Area (MHPA) of the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan. The site has been previously graded and is devoid of vegetation except for scattered non-native weedy plant species and a few native plant species around the perimeter of the site. According to the report, no sensitive plants, sensitive vegetation communities, or sensitive or common wildlife were observed or detected during the survey or are expected to occur on the parcel. Therefore, no mitigation is required for the proposed development on Parcel 16.

A biological report was prepared for Parcel 31 titled *Biological Constraints Report for Parcel 31 within the Sabre Springs Development in the City of San Diego, California (RECON Number 3520B)*, dated September 9, 2004, prepared by RECON. The report is available for review in the offices of Land Development Review. The project site was

surveyed on July 30, 2004, to determine the general condition of the biological resources on site and to assess whether the resources occurring or potentially occurring on-site would impose biological constraints on future development of the parcel. The Multiple Habitat Planning Area (MHPA) of the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan occurs within the extreme southern corner of the parcel boundary and along the adjacent Peñasquitos Creek south and southeast of the parcel. The site has been previously graded to raise the level of the parcel to match the elevation of the adjacent Poway Road and Springhurst Drive and contains scattered non-native weedy and ornamental plant species and native plant species. According to the report, vegetation communities/land cover types on-site include landscaped vegetation, and disturbed and developed land. No sensitive or narrow endemic plant species, sensitive vegetation communities, or sensitive wildlife were observed or are expected to occur on the parcel. However, several sensitive wildlife species have a potential to occur within the adjacent southern willow scrub along Peñasquitos Creek. Therefore, indirect impacts to nesting raptors and least Bell's vireo may occur from future construction noise if active nests are present within 300 feet of the parcel for nesting raptors and within 500 feet of the parcel for least Bell's vireo. Impacts to these sensitive species may be considered significant and would require mitigation, if present. While future commercial development of the parcel is not likely to directly impact the MHPA, there is a potential for indirect impacts given the proximity of the parcel to the MHPA. Mitigation measures outlined in the Section V. of the Mitigated Negative Declaration would reduce potential impacts to avian species and land use adjacency below a level of significance.

Noise

A noise study titled *Noise Technical Report for Savannah Terrace, Sabre Springs Area 16, Lot 3*, dated April 21, 2004, was prepared by RECON. The report is available for review in the offices of Land Development Review. Although the Marine Corps Air Station Miramar is located approximately six miles south of the project site, the site is outside the 60 CNEL contour for the air station. However, both parcels are adjacent to Poway Road and would be affected by traffic noise. Exterior noise levels would be considered significant if projected traffic forecasts (year 2010) would result in noise levels exceeding 65 dB(A) CNEL at exterior usable areas (does not include residential front yards or balconies, unless the balconies are part of the usable open space calculation for multi-family units). An analysis was performed to assess the potential impacts due to traffic noise at the exterior use areas within the proposed 42-unit condominium complex at Parcel 16. Future projected traffic noise (based on year 2020 traffic projections) is estimated to be 75 dB(A) CNEL at the site's property line. Noise levels were modeled at the patios on Pads 1 through 7 including the effects of shielding provided by the surrounding project buildings. Additionally, where the affected patios lie between buildings, noise levels were increased by three decibels to account for worst-case anticipated reflection off the adjacent building. Exterior noise levels at the ground-floor patios at the buildings on Pads 2 and 4 through 6 are projected to exceed the 65 dB(A) CNEL exterior noise standard without mitigation. Surrounding the patios with solid noise barriers would reduce traffic noise impacts to 65 dB(A) CNEL or below. The height of the barriers would vary from four to six feet relative to the final patio elevations. Mitigation measures outlined in Section V. of the Mitigated Negative Declaration would reduce traffic noise to a level below significance.

No construction is proposed for Parcel 31 at this time. Therefore, no noise study was prepared. A condition of the development permit would be that a noise study be submitted at the time Parcel 31 submits for a Substantial Conformance Review.

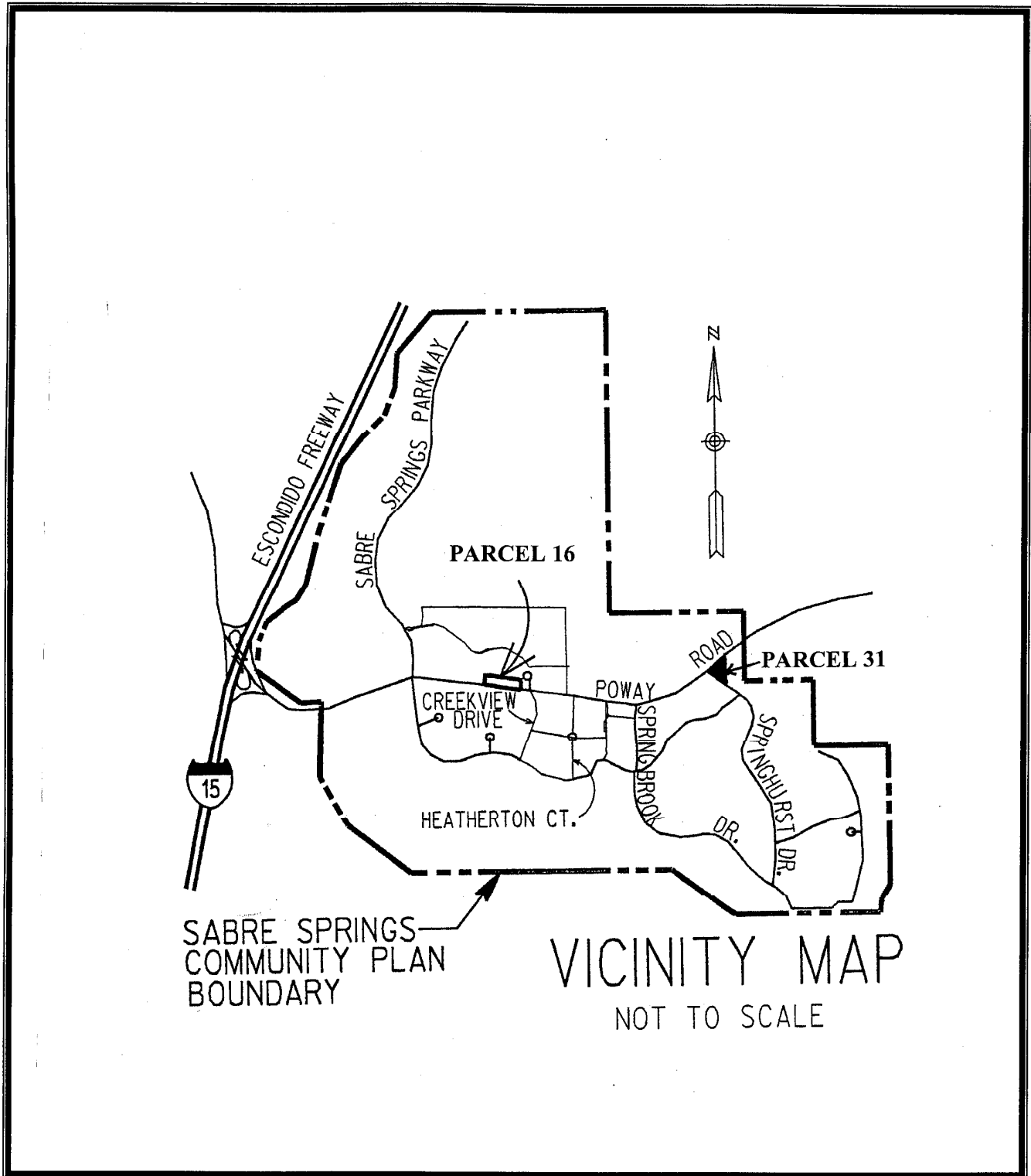
V. RECOMMENDATION:

On the basis of this initial evaluation:

- ☐ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Jarque/Clark

Attachments: Figure 1 - Vicinity Map
Figure 2 - Site Plan
Initial Study Checklist

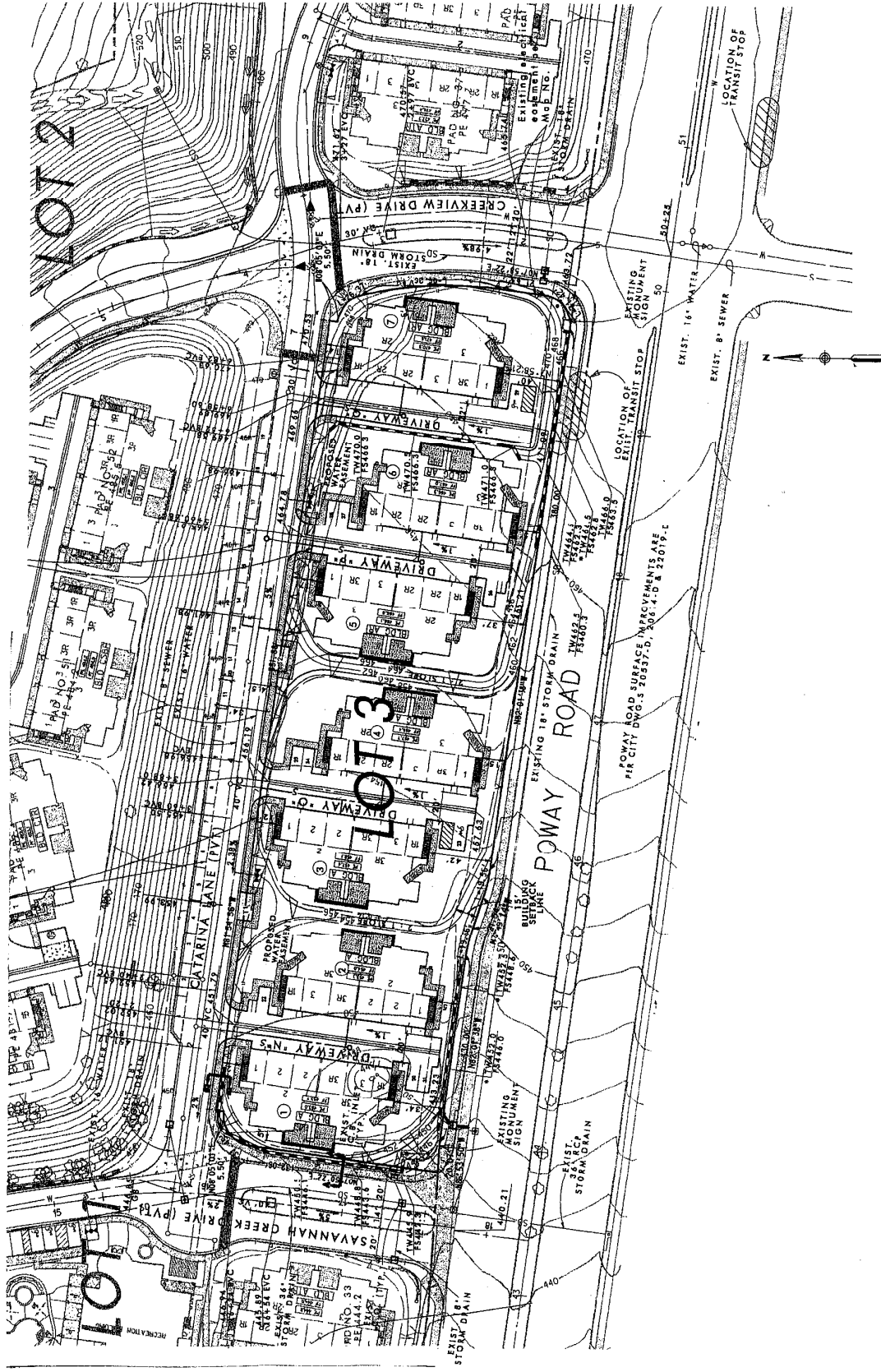


Location Map

SABRE SPRINGS COMMUNITY PLAN AMENDMENT & REZONE
 Environmental Analysis Section Project No. 17749
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure

1



Site Plan – Parcel 16

SABRE SPRINGS COMMUNITY PLAN AMENDMENT AND REZONE

Environmental Analysis Section - Project No. 17749

CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure
2



Initial Study Checklist

Date: March, 2005

Project No.: Sabre Springs Community
Plan Amendment and Rezone

I. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration, or Mitigated Negative Declaration. This checklist provides a means to facilitate an early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. AESTHETICS / NEIGHBORHOOD CHARACTER			
Will the proposal result in:			
1. The obstruction of any vista or scenic view from a public viewing area? <i>The proposed structures do not block any identified views and meet required setbacks and height limits.</i>	—	—	<u>X</u>
2. The creation of a negative aesthetic site or project? <i>The proposed structures would be visually compatible with surrounding development.</i>	—	—	<u>X</u>
3. Project bulk, scale, materials, or style which would be incompatible with surrounding development? <i>The proposed structures would be compatible with surrounding development.</i>	—	—	<u>X</u>
4. Substantial alteration to the existing character of the area? <i>See A.2.</i>	—	—	<u>X</u>
5. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <i>No such resources exist on site.</i>	—	—	<u>X</u>
6. Substantial change in topography or ground surface relief features? <i>Proposed grading would not substantially change topography or ground surface relief features.</i>	—	—	<u>X</u>

- | | | | |
|---|---|---|--------------|
| 7. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?
<i>No such resources exist on site.</i> | — | — | <u> X </u> |
| 8. Substantial light or glare?
<i>Minimal lighting and exterior building treatments would not produce a substantial amount of light or glare.</i> | — | — | <u> X </u> |
| 9. Substantial shading of other properties?
<i>The proposed structures would not substantially shade adjacent properties.</i> | — | — | <u> X </u> |

B. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES

Would the proposal result in:

- | | | | |
|--|---|---|--------------|
| 1. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state?
<i>No such resources exist on site.</i> | — | — | <u> X </u> |
| 2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?
<i>See B.1.</i> | — | — | <u> X </u> |

C. AIR QUALITY

Would the proposal:

- | | | | |
|---|---|---|--------------|
| 1. Conflict with or obstruct implementation of the applicable air quality plan?
<i>Multi-family residential use would not likely conflict with any air quality plans or standards.</i> | — | — | <u> X </u> |
| 2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
<i>See C.1.</i> | — | — | <u> X </u> |
| 3. Expose sensitive receptors to substantial pollutant concentrations?
<i>See C.1. Project would not generate air pollutants.</i> | — | — | <u> X </u> |
| 4. Create objectionable odors affecting a substantial number of people?
<i>Proposed project would not likely create objectionable odors.</i> | — | — | <u> X </u> |

- | | | | |
|---|---|---|------------|
| 5. Exceed 100 pounds per day of Particulate Matter 10 (dust)?
<i>Project construction may temporarily create particulate matter (dust) but would not significantly exceed threshold.</i> | — | — | — <u>X</u> |
| 6. Alter air movement in the area of the project?
<i>Proposed project would not likely alter the air movement.</i> | — | — | — <u>X</u> |
| 7. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?
<i>Proposed development would not affect or change the climate.</i> | — | — | — <u>X</u> |

D. BIOLOGY

Would the proposal result in:

- | | | | |
|---|---|---|------------|
| 1. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?
<i>See Initial Study Biological Resources/Land Use Adjacency discussion.</i> | — | — | — <u>X</u> |
| 2. A substantial change in the diversity of any species of animals or plants?
<i>See D.1.</i> | — | — | — <u>X</u> |
| 3. Introduction of invasive species of plants into the area?
<i>The project would comply with the City's Landscape Standards.</i> | — | — | — <u>X</u> |
| 4. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors?
<i>See D.1.</i> | — | — | — <u>X</u> |
| 5. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral?
<i>See D.1.</i> | — | — | — <u>X</u> |
| 6. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means?
<i>No such resources have been identified on site.</i> | — | — | — <u>X</u> |

- | | | | |
|--|---|---|----------|
| 7. Conflict with the provisions of the City's Multiple Species Conservation Program (MSCP) Subarea Plan or other approved local, regional or state habitat conservation plan? | — | — | <u>X</u> |
| <i>The proposed project would include mitigation measures that would ensure compliance with the MSCP's Subarea Plan Land Use Adjacency Guidelines. See Initial Study Biological Resources/Land Use Adjacency discussion.</i> | | | |

E. ENERGY

Would the proposal:

- | | | | |
|---|---|---|----------|
| 1. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)?
<i>No such impact would occur.</i> | — | — | <u>X</u> |
| 2. Result in the use of excessive amounts of power?
<i>See E.1.</i> | — | — | <u>X</u> |

F. GEOLOGY/SOILS

Would the proposal:

- | | | | |
|---|---|---|----------|
| 1. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?
<i>No such exposure would occur. The property is mapped with a Geological Hazard Rating of 53, a low to moderate risk. Proper engineering design of all new structures would ensure that the potential for geological impacts from regional hazards would not be significant.</i> | — | — | <u>X</u> |
| 2. Result in a substantial increase in wind or water erosion of soils, either on or off the site?
<i>Proposed grading and site drainage would not substantially increase wind or water erosion of soils.</i> | — | — | <u>X</u> |
| 3. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
<i>See F.1.</i> | — | — | <u>X</u> |

G. HISTORICAL RESOURCES

Would the proposal result in:

- | | | | |
|--|---|---|---|
| 1. Alteration of or the destruction of a | — | — | — |
|--|---|---|---|

- | | | | |
|---|---|---|--------------|
| prehistoric or historic archaeological site?
<i>Project site has been previously mass-graded and therefore, precludes any potential impacts to historical resources on site.</i> | — | — | <u> X </u> |
| 2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?
<i>See G.1.</i> | — | — | <u> X </u> |
| 3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?
<i>See G.1.</i> | — | — | <u> X </u> |
| 4. Any impact to existing religious or sacred uses within the potential impact area?
<i>No such uses exist on site.</i> | — | — | <u> X </u> |
| 5. The disturbance of any human remains, including those interred outside of formal cemeteries?
<i>See G.1.</i> | — | — | <u> X </u> |

H. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS
Would the proposal:

- | | | | |
|---|---|---|--------------|
| 1. Create any known health hazard (excluding mental health)?
<i>Proposed project would not likely produce or create human health/public safety/hazardous materials impacts.</i> | — | — | <u> X </u> |
| 2. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?
<i>See H.1.</i> | — | — | <u> X </u> |
| 3. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?
<i>See H.1.</i> | — | — | <u> X </u> |
| 4. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<i>See H.1.</i> | — | — | <u> X </u> |

- | | | | | |
|----|---|---|---|----------|
| 5. | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?
<i>The project site is not identified on such a list mentioned above.</i> | — | — | <u>X</u> |
| 6. | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
<i>See H.1.</i> | — | — | <u>X</u> |

I. HYDROLOGY/WATER QUALITY

Would the proposal result in:

- | | | | | |
|----|--|---|---|----------|
| 1. | An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants.
<i>The applicant would be required to prepare a Storm Water Pollution Prevention Program, in accordance with the State's Regional Water Quality Control Board, which will identify the project's pre-, and during construction Best Management Practices (BMPs) that would control potential impacts from erosion and sedimentation.</i>

<i>Post-construction BMPs would include the installation of fossil filters (or the equivalent) in the curb inlets and pavement catch basins and grass-lined swales to carry runoff from roofs and landscaped areas to provide filtering of pollutants prior to entering storm drain catch basins.</i> | — | — | <u>X</u> |
| 2. | An increase in impervious surfaces and associated increased runoff?
<i>See I.1.</i> | — | — | <u>X</u> |
| 3. | Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?
<i>See I.1.</i> | — | — | <u>X</u> |
| 4. | Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)?
<i>See I.1.</i> | — | — | <u>X</u> |
| 5. | A potentially significant adverse impact on ground water quality? | — | — | <u>X</u> |

See I.1.

- | | | | |
|--|---|---|----------|
| 6. Cause or contribute to exceeding applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?
<i>See I.1.</i> | — | — | <u>X</u> |
|--|---|---|----------|

J. LAND USE

Would the proposal result in:

- | | | | |
|--|---|---|----------|
| 1. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project?
<i>The proposed project includes a Community Plan Amendment and Rezone. Therefore, there would not be a conflict with an adopted plan.</i> | — | — | <u>X</u> |
| 2. A conflict with the goals, objectives and recommendations of the community plan in which it is located?
<i>See J.1.</i> | — | — | <u>X</u> |
| 3. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area?
<i>See D.7. The project would comply with the MSCP's Land Use Adjacency Guidelines.</i> | — | — | <u>X</u> |
| 4. Physically divide an established community?
<i>See J.1.</i> | — | — | <u>X</u> |
| 5. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan (CLUP)?
<i>The site is not identified in or affected by any identified zones within a CLUP.</i> | — | — | <u>X</u> |

K. NOISE

Would the proposal result in:

- | | | | |
|--|---|---|----------|
| 1. A significant increase in the existing ambient noise levels?
<i>Proposed project would not likely increase ambient noise levels.</i> | — | — | <u>X</u> |
| 2. Exposure of people to noise levels which exceed the City's adopted noise ordinance? | — | — | <u>X</u> |

See Initial Study Noise Discussion.

- | | | | |
|---|---|---|----------|
| 3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan?
<i>See K.2.</i> | — | — | <u>X</u> |
|---|---|---|----------|

L. PALEONTOLOGICAL RESOURCES

- | | | | |
|---|---|---|----------|
| Would the proposal impact a unique paleontological resource or site or unique geologic feature?
<i>See Initial Study Paleontological Resources Discussion.</i> | — | — | <u>X</u> |
|---|---|---|----------|

M. POPULATION AND HOUSING

Would the proposal:

- | | | | |
|--|---|---|----------|
| 1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
<i>Proposed development of 42 units would not substantially induce population growth in the area.</i> | — | — | <u>X</u> |
| 2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
<i>Project sites are both vacant.</i> | — | — | <u>X</u> |
| 3. Alter the planned location, distribution, density or growth rate of the population of an area?
<i>No such alteration would occur.</i> | — | — | <u>X</u> |

N. PUBLIC SERVICES

Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- | | | | |
|---|---|---|----------|
| 1. Fire protection?
<i>Services in the area are presently adequate for the proposed development. No additional services would be required.</i> | — | — | <u>X</u> |
| 2. Police protection?
<i>See N.1.</i> | — | — | <u>X</u> |
| 3. Schools?
<i>See N.1.</i> | — | — | <u>X</u> |

- | | | | |
|--|---|---|----------|
| 4. Parks or other recreational facilities?
<i>See N.1.</i> | — | — | <u>X</u> |
| 5. Maintenance of public facilities, including roads?
<i>See N.1.</i> | — | — | <u>X</u> |
| 6. Other governmental services?
<i>See N.1.</i> | — | — | <u>X</u> |

O. RECREATIONAL RESOURCES

Would the proposal result in:

- | | | | |
|---|---|---|----------|
| 1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
<i>The project would not be required to provide additional parks for the community.</i> | — | — | <u>X</u> |
| 2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?
<i>The proposed project would provide recreational facilities on site.</i> | — | — | <u>X</u> |

P. TRANSPORTATION/CIRCULATION

Would the proposal result in:

- | | | | |
|--|---|---|----------|
| 1. Traffic generation in excess of specific/ community plan allocation?
<i>No substantial increase in traffic generation is expected from the proposed development.</i> | — | — | <u>X</u> |
| 2. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system?
<i>See P.1.</i> | — | — | <u>X</u> |

- | | | | |
|--|---|---|----------|
| 3. An increased demand for off-site parking?
<i>Adequate parking would be provided on site.</i> | — | — | <u>X</u> |
| 4. Effects on existing parking?
<i>See P.3.</i> | — | — | <u>X</u> |
| 5. Substantial impact upon existing or
planned transportation systems?
<i>See P.1.</i> | — | — | <u>X</u> |
| 6. Alterations to present circulation
movements including effects on existing
public access to beaches, parks, or
other open space areas?
<i>See P.1.</i> | — | — | <u>X</u> |
| 7. Increase in traffic hazards for motor vehicles,
bicyclists or pedestrians due to a proposed,
non-standard design feature (e.g., poor sight
distance or driveway onto an access-restricted
roadway)?
<i>See P.1.</i> | — | — | <u>X</u> |
| 8. A conflict with adopted policies, plans or
programs supporting alternative transportation
models (e.g., bus turnouts, bicycle racks)?
<i>The development would be in conformance with above-
mentioned policies, plans, and/or programs.</i> | — | — | <u>X</u> |

Q. UTILITIES

Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:

- | | | | |
|---|---|---|----------|
| 1. Natural gas?
<i>Services are presently adequate for the
proposed development.</i> | — | — | <u>X</u> |
| 2. Communications systems?
<i>See Q.1.</i> | — | — | <u>X</u> |
| 3. Water?
<i>See Q.1.</i> | — | — | <u>X</u> |
| 4. Sewer?
<i>See Q.1.</i> | — | — | <u>X</u> |
| 5. Storm water drainage?
<i>See Q.1.</i> | — | — | <u>X</u> |
| 6. Solid waste disposal?
<i>See Q.1.</i> | — | — | <u>X</u> |

R. WATER CONSERVATION

Would the proposal result in:

- | | | | |
|--|---|---|----------|
| 1. Use of excessive amounts of water?
<i>Proposed project would not use excessive amounts of water.</i> | — | — | <u>X</u> |
| 2. Landscaping which is predominantly non-drought resistant vegetation?
<i>Proposed landscaping would comply with City's Landscape Standards.</i> | — | — | <u>X</u> |

S. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | |
|--|---|---|----------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
<i>No substantial change.</i> | — | — | <u>X</u> |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)
<i>No such impacts have been identified.</i> | — | — | <u>X</u> |
| 3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
<i>No such cumulative impacts have been identified.</i> | — | — | <u>X</u> |
| 4. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?
<i>No such impacts have been identified.</i> | — | — | <u>X</u> |

INITIAL STUDY CHECKLIST

REFERENCES

A. Aesthetics / Neighborhood Character

 X City of San Diego Progress Guide and General Plan.

 X Community Plan.

 Site Specific Report:

B. Agricultural Resources / Natural Resources / Mineral Resources

 X City of San Diego Progress Guide and General Plan.

 U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

 California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

 Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

C. Air

 California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

 X Regional Air Quality Strategies (RAQS) - APCD.

 Site Specific Report:

D. Biology

 X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

 X City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

 X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

 Community Plan - Resource Element.

 California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

 California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.

 X City of San Diego Land Development Code Biology Guidelines.

- ☒ Site Specific Report: *Savannah Terraces Parcel 16 – Biological Report and Impact Analysis (RECON Number 3520B)*, dated September 3, 2004; and *Biological Constraints Report for Parcel 31 within the Sabre Springs Development in the City of San Diego, California (RECON Number 3520B)*, dated September 9, 2004, both prepared by RECON.

E. Energy (N/A)

—

F. Geology/Soils

- ☒ City of San Diego Seismic Safety Study.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- Site Specific Report:

G. Historical Resources

- ☒ City of San Diego Historical Resources Guidelines.
- City of San Diego Archaeology Library.
- City of San Diego Historical Inventory of Historical Architects, Structures, and People in San Diego (*July 2000*)
- ☒ Historical Resources Board List.
- Community Historical Survey:
- Site Specific Report:

H. Human Health / Public Safety / Hazardous Materials

- ☒ San Diego County Hazardous Materials Environmental Assessment Listing, 1996.
- ☒ San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- Airport Comprehensive Land Use Plan.
- City of San Diego Landscape Standards.

I. Hydrology/Water Quality

- ☒ Flood Insurance Rate Map (FIRM).

_____ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

_____ Clean Water Act Section 303(b) list, dated May 19, 1999, http://www.swrcb.ca.gov/tmdl/303d_lists.html.

J. Land Use

 X City of San Diego Progress Guide and General Plan.

 X Community Plan.

 X Airport Comprehensive Land Use Plan

 X City of San Diego Zoning Maps

_____ FAA Determination

 X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

K. Noise

 X Community Plan

_____ San Diego International Airport - Lindbergh Field CNEL Maps.

 X Brown Field Airport Master Plan CNEL Maps.

_____ Marine Corps Air Station (MCAS) Miramar CNEL Maps.

 X San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

 X San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

 X City of San Diego Progress Guide and General Plan.

 X Site Specific Report: Noise Technical Report for Savannah Terrace, Sabre Springs Area 16, Lot 3, dated April 21, 2004, prepared by RECON.

L. Paleontological Resources

 X City of San Diego Paleontological Guidelines.

 X Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

 X Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 ½ Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

- ☒ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

M. Population / Housing

- ☒ City of San Diego Progress Guide and General Plan.

- ☒ Community Plan.

- ☐ Series 8 Population Forecasts, SANDAG.

N. Public Services (N/A)

- ☒ City of San Diego Progress Guide and General Plan.

- ☒ Community Plan.

O. Recreational Resources

- ☒ City of San Diego Progress Guide and General Plan.

- ☒ Community Plan.

- ☐ Department of Park and Recreation

- ☐ City of San Diego - San Diego Regional Bicycling Map

P. Transportation / Circulation

- ☒ City of San Diego Progress Guide and General Plan.

- ☒ Community Plan.

- ☒ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

- ☒ San Diego Region Weekday Traffic Volumes, SANDAG.

- ☐ Site Specific Report

Q. Utilities (N/A)

☐

R. Water Conservation

- ☐ City of San Diego Landscape Standards, December 1997.

- ☐ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.